

HISTORIC + CULTURAL RESOURCES

APACHE

HISTORIC PRESERVATION IN TEMPE

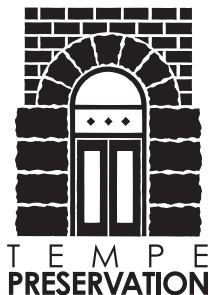
Tempe is a unique and vibrant community that embraces its past while looking toward its future. Historic preservation is a vital tool in this effort to identify and retain Tempe's distinctive character. The Tempe Historic Preservation Office works to ensure that our significant historic and cultural resources – whether a prehistoric archaeological site, a Territorial era adobe building, or our 1970 glass-and-steel inverted pyramid Tempe Municipal Building – receive due consideration in the planning and development process.

PRESERVATION GOALS

Historic preservation contributes to a number of goals identified as important to Tempeans. In addition to maintaining a varied architectural environment that is often imitated but never replicated, historic preservation supports sustainability by encouraging the adaptive reuse of commercial buildings, assists economic development efforts by retaining a sense of place valued by employers and potential new residents, and promotes tourism by highlighting the diverse range of historic and cultural resources found in Tempe.

NEIGHBORHOOD PRESERVATION + STABILIZATION

Preservation of our historic neighborhoods is a key priority of the Tempe Historic Preservation Office. Far from merely recognizing the stately homes of affluent early residents, our historic preservation program has reinforced a strong sense of community in neighborhoods spanning from the early-twentieth-century homes of Maple-Ash to the mid-to-late 1950s homes of Date Palm Manor. Historic designation, whether applied to an individual home or an entire neighborhood, has been shown to be of great value to all citizens – not just those residing in historic homes. Multiple studies indicate a positive correlation between historic designation and owner occupancy rates, increased property values, reduced calls for police service, and a stronger sense of identity. Neighborhood design guidelines, developed in conjunction with residents of historic districts following listing in the *Tempe Historic Property Register*, serve as a roadmap for maintaining a neighborhood's historic aesthetic. Historic Preservation Commission review of proposals to alter or redevelop designated homes assures that changes are carried out in a manner that is sensitive to the important character defining features identified by residents. These protections, which do not change a property's underlying zoning or otherwise impact private property rights, allow for the preservation and stabilization of Tempe's many historic neighborhoods.



HISTORIC APACHE AREA CONTEXT

Apache has long been a primary transportation corridor for both Tempe and the Valley at large. Native American traders traveled through La Plaza, a thriving prehistoric Hohokam village located largely within **Apache's** boundaries. The presence of Tempe Butte ["A" Mountain] and the Papago Buttes created a hard bottom river crossing used by ancient travelers and nineteenth-century pioneers alike, many of them passing through what is now **Apache** on their way to the Salt River and points beyond. Early Hispanic and Anglo settlers revitalized prehistoric canals and dug new waterways to move irrigation water to **Apache's** once-fertile agricultural fields. The advent of the twentieth century saw laborers and adventure-seeking motorists traversing the area on their way to the **Apache Trail** and the Roosevelt Dam construction camp. The Ocean-to-Ocean Highway, one of America's first transcontinental auto trails, ran through Apache. Later, the Bankhead Highway auto trail bisected the **Apache** Character Area. Later still, present-day **Apache Boulevard** served as U.S. Routes 60, 70, 80, and 89 and State Route 93, carrying travelers to and from the Mill Avenue bridge.

Spanning southward from Loop 202 to the Union Pacific Railroad tracks and encompassing stretches of the Valley Metro light rail route and Loop 101, **Apache** remains a heavily-traveled transportation corridor. Transit of one form or another helped shape the area's development and has left an enduring physical legacy reflected throughout Apache. Old Eighth Street, the former Bankhead Highway alignment, is home to Marlatt's Garage, an Historic Eligible 1922 filling station, and Four Peaks Brewing Company, an adaptive reuse of the Historic Eligible and National Register-listed 1892 Borden Creamery Complex. Abandoned railroad tracks and an open section of the Tempe Historic Property Register-listed 1871 Kirkland-McKinney Ditch add to **Apache's** identity as a corridor of movement and activity. Amidst the din of light rail, auto, and pedestrian traffic that is **Apache Boulevard**, further clues as to the importance of transportation emerge. The busy roadway still boasts many of the former auto courts erected to house weary travelers and remains a hub of restaurants – including Tempe Tavern, an adaptive reuse of the circa 1919 cobblestone E.M. White Dairy Barn.

Apache's earliest residential developments, including the Hudson Manor Cultural Resource Area and the locally designated Tomlinson Estates Historic District, speak to the construction of post-World War II housing on former agricultural land conveniently located along a major thoroughfare. Mobile home communities along **Apache Boulevard** represent the economic impact of vacationers, retirees, and snowbirds, while the numerous industrial ventures near the railroad tracks highlight the role of rail transport in Tempe's growth.

Today, the light rail line and its associated Transit-Oriented Development ["TOD"] overlay zoning have kickstarted the process of revitalizing **Apache Boulevard** as a retail destination and redrawing the boulevard's skyline with large mixed-use developments. Thus, transportation – the primary driver of **Apache's** past development – remains a motive force in **Apache's** present-day and future stories.